079.0	0001	0002.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,300 /	706,300
					USE VALUE:	706,300 /	706,300
					ASSESSED:	706,300 /	706,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON AUTOS LLC		
Owner 2:			
Owner 3:			
Street 1:	C/O JOHN FINOCHETTI		
Street 2:	55R DUDLEY ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	MC DERMOTTROE THOMAS--ETAL -
Owner 2:	MC DERMOTTROE CAROL F -
Street 1:	7 BAMBERG DRIVE
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 9,846 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1958, having primarily Conc. Block Exterior and 1632 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	9846.000	197,600	89,000	419,700	706,300
Total Card	0.226	197,600	89,000	419,700	706,300
Total Parcel	0.226	197,600	89,000	419,700	706,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.78 | /Parcel: 432.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	334	FV	197,600	89000	9,846.	412,900	699,500	699,500	Year End Roll	12/18/2019
2019	334	FV	175,600	92500	9,846.	385,300	653,400	653,400	Year End Roll	1/3/2019
2018	334	FV	175,600	92500	9,846.	344,100	612,200	612,200	Year End Roll	12/20/2017
2017	334	FV	175,600	92500	9,846.	302,800	570,900	570,900	Year End Roll	1/3/2017
2016	334	FV	175,600	92500	9,846.	227,100	495,200	495,200	Year End	1/4/2016
2015	334	FV	126,000	94900	9,846.	206,400	427,300	427,300	Year End Roll	12/11/2014
2014	334	FV	126,000	94900	9,846.	206,400	427,300	427,300	Year End Roll	12/16/2013
2013	334	FV	126,000	94900	9,846.	206,400	427,300	427,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DERMOTTROE T	48724-385		12/26/2006	Mult Lots	950,000	No	No		
	23631-231		9/3/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2020	Mail Update	JO	Jenny O
9/10/2018	MEAS&NOTICE	PH	Patrick H
3/10/2009	Meas/Inspect	197	PATRIOT
1/10/2000	Meas/Inspect	243	PATRIOT
9/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		9846	18,729	Sq. Ft.	Site		0	30.5	1.40	CA									419,746						419,700	

Total AC/HA: 0.22603 | Total SF/SM: 9846 | Parcel LUC: 334 | Service St. | Prime NB Desc: COMM AVG | Total: 419,746 | Spl Credit | Total: 419,700

User Acct

48996

GIS Ref

GIS Ref

Insp Date

09/10/18

!6429!

PRINT

Date	Time
12/10/20	21:12:39

LAST REV

Date	Time
01/30/20	18:57:07

jorourke

6429

USER DEFINED

Prior Id # 1:	48996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	75 - Service Stat		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	50	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.94002974
Adj $ / SQ:	123.379
Other Features:	5000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274451
Depreciation:	76846
Depreciated Total:	197605

COMMENTS

CW FUELS - FACTOR W/LOT 2A.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

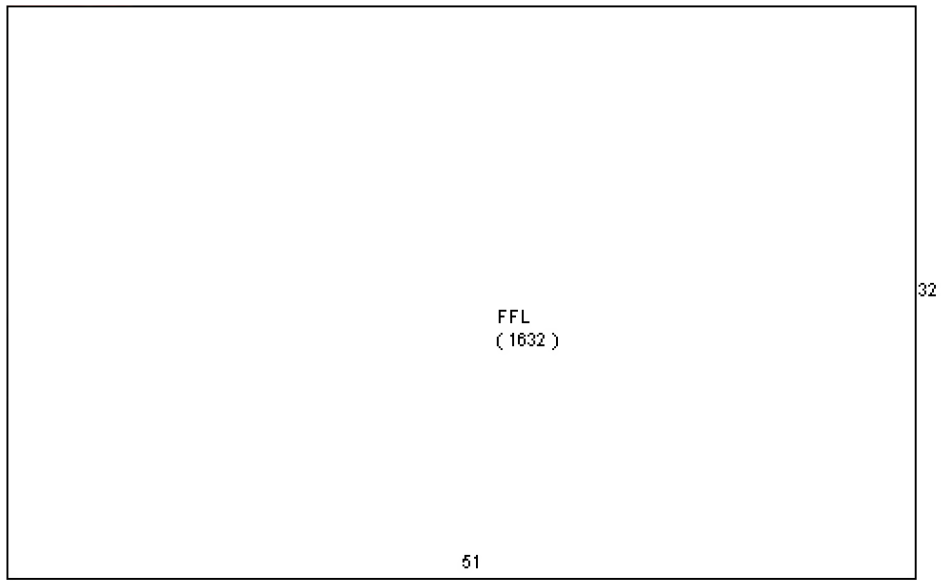
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.09
Special Features:	0	Val/Su Net:	121.08
Final Total:	197600	Val/Su SzAd	121.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,632	123.380	201,354

Net Sketched Area:	1,632	Total:	201,354

Size Ad	1632	Gross Are	1632	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	334						
75	Lift	D	Y	1	1	A	AV	1958	3,200.00	T	40.8	334			1,900			1,900
71	Tank-IG	D	Y	2	10000	V	AV	1985	3.94	T	27.2	334			57,300			57,300
70	Pump-Double	D	Y	3	1	V	GD	1985	7,500.00	T	20.4	334			17,900			17,900
80	Totalizer	D	Y	1	1	A	AV	1985	1,000.00	T	27.2	334			700			700
78	Lite-Double	D	Y	3	1	A	AV	1985	700.00	T	27.2	334			1,500			1,500
77	Lite-Single	D	Y	3	1	A	AV	1985	500.00	T	27.2	334			1,100			1,100
85	Paving	D	Y	1	4000	A	AV	1958	2.75	T	40.8	334			6,500			6,500
84	Sign-Ilum	D	Y	1	30	A	AV	1985	95.83	T	27.2	334			2,100			2,100

More:	N	Total Yard Items:	89,000	Total Special Featues:		Total:	89,000